

## **IC 32-20-2**

### **Chapter 2. Definitions**

## **IC 32-20-2-1**

### **Application**

Sec. 1. The definitions in this chapter apply throughout this article.

*As added by P.L.2-2002, SEC.5.*

## **IC 32-20-2-2**

### **"Marketable record title" defined**

Sec. 2. "Marketable record title" means a title of record, as described in IC 32-20-3-1, that operates to extinguish interests and claims existing before the effective date of the root of title, as provided in IC 32-20-3-3.

*As added by P.L.2-2002, SEC.5.*

## **IC 32-20-2-3**

### **"Muniments" defined**

Sec. 3. "Muniments" means the records of title transactions in the chain of title of a person that:

(1) purport to create the interest in land claimed by the person;  
and

(2) upon which the person relies as a basis for the marketability of the person's title;

commencing with the root of title and including all subsequent transactions.

*As added by P.L.2-2002, SEC.5.*

## **IC 32-20-2-4**

### **"Person dealing with land" defined**

Sec. 4. "Person dealing with land" includes:

(1) a purchaser of an estate or interest in an estate;

(2) a mortgagee;

(3) a levying or attaching creditor;

(4) a land contract vendee; or

(5) a person seeking to:

(A) acquire an estate or interest in an estate; or

(B) impose a lien on an estate.

*As added by P.L.2-2002, SEC.5.*

## **IC 32-20-2-5**

### **"Records" defined**

Sec. 5. "Records" includes all official public records that affect title to land.

*As added by P.L.2-2002, SEC.5.*

## **IC 32-20-2-6**

### **"Root of title" defined**

Sec. 6. "Root of title" means that title transaction in the chain of

title of a person:

- (1) that purports to create the interest claimed by the person;
- (2) upon which the person relies as a basis for the marketability of the person's title; and
- (3) that is the most recent to be recorded as of a date at least fifty (50) years before the time when marketability is being determined.

The effective date of the root of title is the date on which it is recorded.

*As added by P.L.2-2002, SEC.5.*

#### **IC 32-20-2-7**

##### **"Title transaction" defined**

Sec. 7. "Title transaction" means any transaction affecting title to any interest in land, including the following:

- (1) Title by will or descent.
- (2) Title by tax deed.
- (3) Title by trustee's, referee's, guardian's, executor's, administrator's, commissioner's, or sheriff's deed.
- (4) Title by decree of a court.
- (5) Title by warranty deed, quitclaim deed, or mortgage.

*As added by P.L.2-2002, SEC.5.*